DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0470
Fernbank, Hampers Lane, Storrington, West Sussex, RH20 3HU

DESCRIPTION:
Erection of side and rear extensions, first floor roof extension and detached garage with accommodation above.

RELEVANT PLANNING HISTORY:

DC/24/1082	Construction of a double garage with room in the loft space.	Application Permitted on 09.09.2024
T/16/55	Site for house and garage (From old Planning History)	Application Permitted on 08.02.1956

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

HDC Arboricultural Officer: No Objection

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
No objection.

Representations:
No neighbouring representations were received during the re-consultation period on the amended plans (dated 22-May-2025).

1 representation was received to the application as originally submitted (dated 14-April-2025), objecting to the application for the following reasons:

- The size and height of the proposed new construction, across the full width of the property boundary.
- The proposed height of the dwelling and increased roof ridge height of the previously permitted garage.
- Concern about the proposed parking space identified at the front of the property in respect of its impact on the guidelines provided in the Heath Common Design Statement, in respect of parking and removal of existing screening. The owner assures me that the current beech hedge will remain, and this space will be for temporary parking only.

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:
The application site is to the west of Hampers Lane, within the built-up area of Storrington and Sullington. The site comprises a detached brick built bungalow with plain tiled pitched roof set well back from the front boundary within a rectangular plot. Boundary treatment to the front and front sides

consists of vegetation and trees providing screening to the front amenity area from views from the highway. An existing entrance from the highway between the hedging provides access into the front curtilage which has been cleared. The surrounding area has a sylvan character with views of individual properties limited by boundary trees and vegetation. The site has been subject of recent levelling.

Planning permission was granted in Sept 2024 for the erection of a detached two bay garage with loft room above for domestic use for the dwelling, measuring 6.8m depth, 8m width, with a hipped dual pitched roof, eaves height 2.5m, ridge height 5.25m, approx. Two dual-pitched roof dormer windows to the front (south) roof slope facing into the front curtilage, each approx. 1m width.

This application seeks planning permission for the erection of side and rear extensions, first floor roof extension to the dwelling. The roof to be pitched on all sides with central flat area with pitched roofed dormers to the front and rear set below the ridge height. The first-floor accommodation is to provide 4 bedrooms and 2 bathrooms. The proposed materials are brick facing (Flemish Antique Stock) to gables and dormers. Plain concrete tiles with a rustic clay appearance. Powder coated aluminium fenestration.

Also proposed is a detached two bay garage with accommodation above, revised from that previously permitted under DC/24/1082 with materials to match the proposed dwelling. Measuring the same depth and width as previously permitted at 6.8m depth, 8m width, with a hipped dual pitched roof, eaves height 2.5m. The ridge height to be 6.6m, approx. Two dual-pitched roof dormer windows to the front (south) roof slope facing into the front curtilage, each approx. 1.8m width, and a rooflight between. The garage loft accommodation would provide an office space for the dwelling with a wc/shower accessed via external timber stairs.

Amended plans were received 22-May-2025, following officer advice, to improve the general layout of the proposal. The revised plans have included the following amendments:-

- Ground floor set back by 600mm and oak post installed. The window will now be 3.1m from the new garage.
- A high-level window has been added to the north elevation, this would avoid any overlooking but allow additional light.
- The existing window from the dining room will not be blocked up. This will now become an opening with glazed doors.
- A pair of glazed doors has been included from the hallway.
- 2 high level rooflights on the north elevation that will be boxed through the ceiling above. These will be about 3m high so will not overlook the neighbour

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 14, Design, of the NP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The existing dwelling is a modest unassuming bungalow which is in keeping with the general surrounding area. The proposed extensions and alterations would significantly increase the scale of the building, creating a chalet bungalow with crown roof to accommodate the enlarged footprint. The dwelling is set at a lower level than Hampers Lane which together with the boundary screening would help ensure the increased scale did not appear intrusive or out of keeping with the surrounds. In this respect the dwelling would be seen as part of and in keeping with a locality where property form, design and siting varies considerably.

The detached garage would be sited to the front of the extended dwelling, in close proximity to the shared northern (side) boundary of the site. The garage would be seen in views along Hampers Lane through the site's vehicular access, but despite its elevated position would be sufficiently subservient and of a design which would not be considered visually harmful. This reflects the considerations of the preceding permission for a garage in this location, which was similarly considered acceptable.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, with the impact not unusual or unexpected in a residential location such as this.

As part of the application a landscaping plan has been submitted which allows for new planting around the rear and northern side boundary. This planting would help soften the appearance of the extended building in views from the neighbouring properties (and related land) and is secured through a recommended condition.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development which would provide ancillary use accommodation would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Occupation Condition:** No part of the development hereby permitted at first floor level shall be occupied until the first-floor windows to the southern (side) elevation have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The garage building hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling at Fernbank, Hampers Lane and shall not be used as an independent separate unit of accommodation or for any commercial purpose(s).

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The approved landscaping scheme, as shown on the approved plans, shall be fully implemented in accordance with the approved details within the first planting season following the substantial completion of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0470

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed, Roof and Section	HM-268-06 REV A	22.05.2025
Elevation & Floor plan	Proposed and Section	HM-268-05 REV A	22.05.2025
Block plan	Garden Plan - Proposed	REV A	14.05.2025
Elevation & Floor plan	Proposed Garage	HM-268-03	25.03.2025
Site plan	Proposed	HM-268-04	25.03.2025
Elevation & Floor plan	Existing, Section, Site and Location	HM-268-01	25.03.2025
Location & Site plan	Existing	HM-268-02	25.03.2025
Supporting Docs	Application Form	NONE	25.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.07.2025

Authorising Officer sign/initial Guy Everest Date: 14.07.2025